

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF WORKSHOP MEETING  
THURSDAY, MARCH 27, 2014**

Chairman Christina Lavieri called the meeting to order at 7:00p.m. Members present were Sharon Neumann-Lynes, James Hart, John Polderman, and alternates, Tim Grohowski, and Tom Andersen. Also present was Debra Brydon, Zoning Enforcement Officer. Tom Andersen was seated for Greg Gordon.

**DISCUSSION ON PROPOSED ZONING REGULATION CHANGES.**

A definition of “Accessory Buildings” was read from Land Use Attorney Mark Branse, see attached. The commission discussed the definition in our regulations. Neumann-Lynes made a motion to clarify the definition to read “ACCESSORY BUILDING OR STRUCTURE- A subordinate, in size and use, structure detached from the principal structure, but located on the same lot”, seconded by Hart and unanimously approved.

Staff will find out if this minor change needs to go to a Public hearing.

Hart presented for discussion an addition to our zoning regulations allowing accessory structures larger than the primary residence, as follows:

1. Add to “Accessory Building” definition: **NOTE: See Section 193-64D for size limitations**
2. **193-64D, Accessory Building Special Exception**

Accessory Buildings are limited in size to the same or less square footage as the primary structure on the lot, except under the following circumstances:

- a. There shall be no restriction in the I1, I2 and I3 zones;
- b. In an RA2 or B2 zones where the lot size is two acres or more, an accessory building of up to two times the square footage of the primary structure is permitted; and
- c. In an RA2 or B2 zones where the lot size is greater than three acres, the Commission may, by Special Exception, permit accessory buildings, larger than two times the primary structure, following the criteria in Article VIII of the regulations.

Hart made a motion to adopt this proposed regulation as presented, seconded by Neumann-Lynes.

The commission felt that there was no need for (a.) as accessory buildings are part of the business in I1, I2 and I3 zones and would fall under a site plan approval.

The majority of the board was against (b.) and felt that accessory structures should not be larger than the home. Staff uses the square footage measurement as shown on the assessor's cards to determine the size of the primary residence. Staff does not use the footprint.

Hart withdrew his motion, and Neumann-Lynes withdrew her second.

Hart made a new motion to adopt the following change to the regulations, seconded by Lavieri.

1. Add to "Accessory Building" definition: **NOTE: See Section 193-64D for size limitations**
2. **193-64D, Accessory Building Special Exception**

**In an RA2 zone where the lot size is three acres or larger, the Commission may, by Special Exception, permit accessory buildings, larger than the primary structure.**

Grohowski questioned whether it should limit the size of the accessory structure. Andersen felt this new amendment would help in a situation where the homeowner only wanted to construct a smaller home and had the need for a larger accessory structure. Polderman also agreed with Grohowski and asked for time to think about this proposal.

The motion was tabled until the next meeting.

#### **APPROVAL OF MINUTES:**

Neumann-Lynes made a motion to approve the minutes from February 27, 2014, with a correction to list Tom Andersen as an alternate, seconded by Hart and unanimously approved.

**CORRESPONDENCE:** Reviewed; no action taken.

**PUBLIC COMMENT:** None

Hart made a motion to adjourn the meeting at 8:54 pm, seconded by Polderman and unanimously approved.

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James Hart

Secretary